

**Development Review Committee Meeting
Middlesex County Planning Board
75 Bayard Street, 1st Floor, Administration Building,
Freeholder Meeting Room, New Brunswick, NJ 08901
December 11, 2018
Minutes**

COMMITTEE PRESENT

Freeholder Director Ronald G. Rios
Mr. Matthew Vaughn, Chairman
Mr. Thomas Pollando, Vice Chairman
Mr. George M. Ververides, Director of County Planning
Mr. Richard Wallner, County Engineer
Mr. Jason Friedman
Ms. Rani Goomer
Mr. Jonathan Kopf
Steven D. Cahn, Esq., Planning Board Counsel
Ms. Brenda L. Bleacher, Development Review Secretary

STAFF PRESENT

Mr. Louis Greenwell, Director of Comprehensive Planning
Mr. Aaron M. Kardon, Senior Planner, Development Review
Ms. Jeanette A. Tugya, Senior Planner, Development Review
Ms. Mrunali Shah, Engineering
Ms. Mirah Becker, Supervising Planning Environmental Sustainability

PUBLIC PRESENT

Mr. Dave Akins, Piscataway

Chairman Matthew Vaughn called the meeting to order and read the notice presented at the commencement of each regularly scheduled Development Review Committee Meeting in accordance with the Open Public Meetings Act.

Salute to the Flag.

Moment of Silence.

The Secretary called the roll, and it was determined that a quorum was present.

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I. Minutes

Ms. Goomer moved, seconded by Mr. Ververides, to approve the Minutes of the October 8, 2018 meeting. Motion carried unanimously. The Minutes of the November 13, 2018 meeting were distributed for review.

II. Resolutions to be added – None

III. Resolution to be amended and executed

Korkowski, 2083 Route 35, Old Bridge- In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando, for a exempt site plan. This site does not dversely impact a County road or drainage facility. Motion carried unanimously.

IV. Resolution to be removed – None

V. Open Public Discussion on Resolution listed on this Agenda Only – None

Since there are no Public comments to come before the Committee, on a motion made by Mr. Ververides, seconded by Freeholder Director Rios, to close this public portion.

The Chairman: This Public portion has been closed.

VI. Old Business

A. Subdivision - None

B. Release of Performance Guarantees - None

VII. New Business

A. Development Applications Rejections - None

B. Sketch Plats

- a. Trustees of Princeton University, Plainsboro - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando, for a classified "A" sketch plat. Waive preliminary and final plats. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.
- b. Lots 21 & 22, Block 204.04, Ross & Muniz, Sayreville - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando, for a classified "A" sketch plat. Waive preliminary and final plats. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.
- c. 84 Old Road, South Brunswick - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando, for a classified "B" sketch plat. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.

2. Preliminary

- a. 1635 Woodland Avenue, Edison - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando, for a conditional preliminary subdivision approval subject to the receipt of revised plans; Section 10-7 Design Standards .9 drainage; stormwater maintenance agreement; approval from the Middlesex County Mosquito Extermination Commission. Motion carried unanimously.
- b. Riverside Center, Block 8, Lots .04 & 2.08, Monroe - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando, for preliminary subdivision approval. Staff received all conditions required under the previously submitted site plan application, Planning Board File# MO-SP-233 and preliminary subdivision application, Planning Board File# MO-163. Motion carried unanimously.

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- c. River Road Subdivision, Piscataway - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando, for a conditional preliminary subdivision approval subject to the receipt of revised plans; Section 10-6.2 Plat Details: Paragraphs F, G; Section 10-7 Design Standards: .1 layout, .2 sidewalk, .4 curbing; a performance guarantee to be determined; Dedications and Reservations of County Road Right-of-Way; Distance from Centerline 55 feet; Width of Dedication TBD feet; Length of Dedication TBD feet; Total Square Feet TBD; Date Deed Due: March 12, 2019; road opening permit. Motion carried unanimously.
- 3. Final – None
- 4. Site Plans
 - a. Cranbury Mixed Use Development, Cranbury- In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando, to grant the Applicant's request for an extension until the January 8, 2019 Development Review meeting. Motion carried unanimously.
 - b. 80 Executive Avenue, Edison - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando, for site plan approval. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.
 - c. New Laundromat Diane's Omatic, Route 28, Middlesex - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando, for a site plan approval. Motion carried unanimously.
 - d. JSM at Route 33, LLC, Monroe - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando, to grant the Applicant's request for an extension until the January 8, 2019 Development Review meeting. Motion carried unanimously.

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- e. Market Place at Monroe, Monroe - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando, to grant the Applicant's request for an extension until the January 8, 2019 Development Review meeting. Motion carried unanimously.
- f. 430-432 State Street, Perth Amboy - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando, for site plan approval. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.
- g. Gazebo Cemetery, Piscataway - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando, for site plan approval. Motion carried unanimously.
- h. JVB-South Plainfield - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando, for site plan approval. This site does not adversely impact a County road or drainage facility. Waive application fee for House of Worship. Motion carried unanimously.
- i. Brook Street Lofts, Woodbridge- In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando, for a conditional site plan approval subject to the receipt of revised plans; Section 11-7 Design Standards; stormwater maintenance agreement; Motion carried unanimously.

VIII. Communications –

Chairman: All correspondences received by the Office of Planning since our last meeting will be kept on file in the Office of Planning for reference,

IX. Such Other Matters That Have Been Carried Over and/or Other Issues

- a. L & E Associates, Old Bridge – No action was taken.

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X. Public Comments -

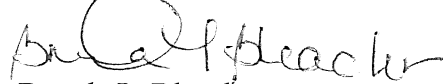
Since there are no Public comments to come before the Committee, on a motion made by Mr. Ververides, seconded by Freeholder Director Rios, to close this public portion.

The Chairman: This Public portion has been closed.

XI. Adjournment

Since there was no further business to come before the Committee, on a motion made by Mr. Ververides, seconded by Mr. Freeholder Director Rios, the meeting was adjourned.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Brenda L. Bleacher".

Brenda L. Bleacher
Development Review Secretary

Prepared: December, 2018